089.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,600 /	766,600
					USE VALUE:	766,600 /	766,600
					ASSESSED:	766,600 /	766,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAPOBIANCO MARIA R	
Owner 2:		
Owner 3:		
Street 1:	70 HEMLOCK ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,668 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 2073 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7668.000	311,600		455,000	766,600
Total Card	0.176	311,600		455,000	766,600
Total Parcel	0.176	311,600		455,000	766,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.87 | /Parcel: 369.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	56003
GIS Ref	
GIS Ref	
Insp Date	11/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,600	0	7,668.	455,000	766,600	766,600	Year End Roll	12/18/2019
2019	101	FV	244,600	0	7,668.	461,500	706,100	706,100	Year End Roll	1/3/2019
2018	101	FV	244,600	0	7,668.	344,500	589,100	589,100	Year End Roll	12/20/2017
2017	101	FV	244,600	0	7,668.	312,000	556,600	556,600	Year End Roll	1/3/2017
2016	101	FV	244,600	0	7,668.	299,000	543,600	543,600	Year End	1/4/2016
2015	101	FV	229,700	0	7,668.	253,500	483,200	483,200	Year End Roll	12/11/2014
2014	101	FV	229,700	0	7,668.	240,500	470,200	470,200	Year End Roll	12/16/2013
2013	101	FV	229,700	0	7,668.	228,800	458,500	458,500		12/13/2012

!7178!

PRINT

Date	Time
12/10/20	21:51:04

LAST REV

Date	Time
10/03/19	16:43:01
mmcmakin	
7178	

USER DEFINED

Prior Id # 1:	56003
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICHOLAS LOUIS/	1194-154		10/1/1998		287,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2019	552	Re-Roof	7,200	C				
7/16/2012	884	Manual	4,000	C				INSTALL WOOD BURNI

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	Inspected	CC	Chris C
10/16/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Measured	197	PATRIOT
1/21/2000	Measured	163	PATRIOT
8/4/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7668		Sq. Ft.	Site		0	70.	0.85	5									455,028						455,000	

Total AC/HA: 0.17603 | Total SF/SM: 7668 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 455,028 | Spl Credit | Total: 455,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.27240658
Const Adj.:	0.99989998
Adj $ / SQ:	133.589
Other Features:	106200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382794
Depreciation:	71200
Depreciated Total:	311594

COMMENTS

OF=OUTDOOR KITCHEN WITH ALL APPLIACES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

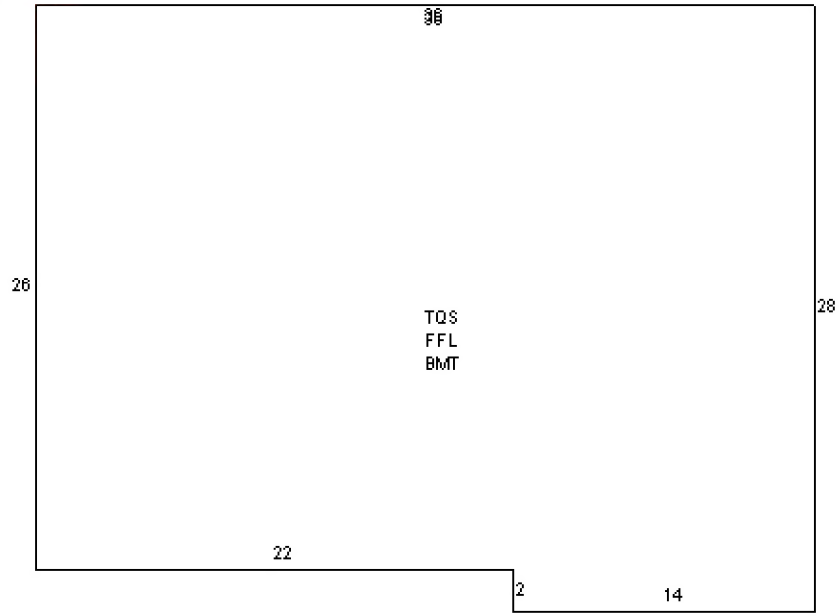
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.59
Special Features:	0	Val/Su Net:	117.54
Final Total:	311600	Val/Su SzAd	184.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	964	53.140	51,229
FFL	First Floor	964	133.590	128,780
TQS	3/4 Story	723	133.590	96,585

Net Sketched Area:	2,651			Total:	276,594
Size Ad	1687	Gross Are	2892	FinArea	2073

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: